

# Ruakura Variation Further Submission on Publicly Notified District Plan

## *Clause 8 of Schedule 1, Resource Management Act 1991*

**To:** Hamilton City Council

**Date:** 2/3/2016

**Ruakura Variation Further Submission method:** on-line

### Submitter Details:

#### **Company**

**Email id:** schwartz@ihug.co.nz

**Contact Name:** Deborah Fisher

**Name:** Fairview Downs Residents and Owners Association

**Address:** 80 Alderson Road, Fairview Downs, Hamilton, 3215, New Zealand

**Phone daytime:** 64 07 8554467

**Mobile:** 027 5845342

I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

I am a person representing a relevant aspect of the public interest.

### **This is a Ruakura Variation Further Submission on the Hamilton City Council Proposed District Plan (the Proposal):**

<b>The specific submission that my further submission relates to is:</b>	<b>Support or Oppose</b>	<b>My Ruakura Variation Further Submission is:</b>	<b>I seek the following decision from the local authority:</b>
Broadbent, Morris - 15.01	Support	<p>At the Board of Inquiry Jenny West asked Mr Apledoorn (Traffic Expert TGH) where the expected 40% increase in vehicles on Powells Road came from. He replied "The traffic on Powells Road is primarily the result of connection from the new residential area to be established in the north of the plan change."</p> <p>There are currently only two entry/exit routes available to Fairview Downs Residents. With an expected increase on Carrs Road of 36-76% and 12-41% on Powells Road due to an increase of</p>	A full and complete traffic assessment of expected impacts to existing roads within Fairview Downs.

The specific submission that my further submission relates to is:	Support or Oppose	My Ruakura Variation Further Submission is:	I seek the following decision from the local authority:
		residential properties to the north of the existing suburb this is an issue that needs to be addressed.	
Eastside Apostolic Foundation, Hamilton - 12.01	Support	Fairview Downs Residents and Owners Association agrees that the area north of Powells Road would be more appropriate and compatible with the existing area if this was zoned residential. An industrial development adjacent to existing residential is an incompatible activity and will have significant effects to the existing neighbourhood that have not been considered. This area was not part of the Board of Inquiry Plan Change.	Re-zone the area north of Powells Road as Residential
Heritage New Zealand Pouhere Taonga - 44.01	Support	Fairview Downs Residents and Owners Association agrees that the Ruakura site has significant historic value and is nationally significant as an historic site. This site should be assessed and protected where and as necessary.	A whole of site archaeological assessment and protection of any site, features, buildings and trees identified as a result.
Poirier, Robert - 02	Support	<p>Fairview Downs Residents and Owners Association agree that there should be no disruption of essential services to Fairview Downs as a result of any construction or development related to the Ruakura Structure Plan. Also that there must be no need for increased property insurance to compensate for potential elevated risks from industrial activities and transportation.</p> <p>We do oppose restriction on consideration of a new connections from Fairview Downs. This project will heavily affect the roads both in and around this suburb and exacerbate growing congestion at the at the current two exits. A comprehensive assessment needs to be done on the effects the Ruakura Structure Plan will have on the roads, safety and traffic in and around Fairview Downs.</p>	A complete assessment of any potential effects the Ruakura development will have on the existing established area of Fairview Downs including the potential to disrupt essential services, increase property insurance and effects to traffic and roads.
Hamilton City Council - 32.38	Support	Fairview Downs Residents and Owners Association agree that a connection between Powells Road and the Spine Road is not desirable and likely to encourage industrial area traffic to enter the neighbourhood. We do however believe that consideration needs to be given to an alternative exit (possibly between Powells Road and the Fifth Ave Extention) as this project will cause added congestion on existing roads within Fairview Downs.	A full and comprehensive traffic assessment of effects to existing roads within Fairview Downs and an alternative route to the Powells Road/Spine Road connection be considered.

The specific submission that my further submission relates to is:	Support or Oppose	My Ruakura Variation Further Submission is:	I seek the following decision from the local authority:
Tainui Group Holdings Limited - 48.12	Oppose	<p>3.7a) The Board of Inquiry under direction from the Minister considered housing affordability and the potential for this project to alleviate this issue as nationally significant.</p> <p>3.7f) Fairview Downs Residents and Owners Association support the request that Infrastructure, transport networks and open spaces should not be fixed until consideration has been given to mitigation of effects to Fairview Downs.</p>	<p>3.7a) Retain "and affordability"</p> <p>3.7f) Amend figures 2.14 and 2.15A &amp; B as requested.</p>
Tainui Group Holdings Limited - 48.13	Oppose	The Ryburn-Percival enclave is privately owned and currently zoned "large lot residential", to prevent the legitimate owners from developing their land under these rules in anticipation of a future re-zoning that may never happen is unfair.	Remove all references to future re-zoning of this area.
Tainui Group Holdings Limited - 48.14	Oppose	<p>Fairview Downs Residents and Owners Association opposes the "Spine Road Central" being classified as a collector road.</p> <p>The "Spine Road North" is classified as a minor arterial and the "Spine Road South" is expected to eventually be a major arterial. We do not believe this fits with the middle section of a straight road being a collector road. There has been insufficient traffic analysis done to justify re-classifying this section of the Spine Road as a collector road. The Spine Road was originally planned as a major arterial and through out the Board of Inquiry was always considered a minor arterial. There has been no consideration given to Fairview Downs residents adjacent to the proposed Spine Road and any mitigation they could reasonably expect from the effects of the Spine Road eventually becoming either a minor or major arterial would not be considered if it is classified as a collector road.</p>	We request a full and comprehensive traffic analysis to determine the correct classification of the Spine Road.
Tainui Group Holdings Limited - 48.15	Support	Open Space should not be fixed until full consideration has been given to mitigation of effects from the Ruakura Structure Plan on the suburb of Fairview Downs.	Amend 3.7.1.8 Open Space Network, Figure 2.14 shows the indicative location and extent of the Ruakura open space network. This is intended to accommodate and provide for a range of functions including a well-connected pedestrian and cycleway network linking open space land, neighbourhood reserves, amenity strips between different activity zones and can also include

The specific submission that my further submission relates to is:	Support or Oppose	My Ruakura Variation Further Submission is:	I seek the following decision from the local authority:
			stormwater and ecological management.
Tainui Group Holdings Limited - 48.20	Oppose	It is possible to protect amenity "while providing for urbanisation", maintaining amenity consistent with the rest of the city would protect amenity even if it is a change from the current environment.	Do not alter 3.7.2.2 it is consistent with the Board of Inquiry Decision.
Tainui Group Holdings Limited - 48.26	Support	The Spine Road was expected to progress north from Ruakura Road as traffic and development of the Port required. The Residential areas to the north were approved by the Board of Inquiry without the Spine Road being necessary.	Remove Spine Road Triggers.
Tainui Group Holdings Limited - 48.32	Oppose	FUTURE Industrial and Logistics activities CAN NOT claim reverse sensitivity issues against an EXISTING activity such as the Ruakura Residents. The Ryburn-Percival enclave has always existed and been know to be established in the R1 area prior to any urbanisation plans. The owners of privately held land should retain their rights to develop their properties until such time as they choose to sell.	Amend Clause 4.1.4 Large Lot Residential as requested by Ruakura Residents submission.
Tainui Group Holdings Limited - 48.33	Oppose	4.2.10 The remaining areas surround the Ryburn-Percial large lot residential enclave were not part of the Board of Inquiry and have had no consideration given to amenity effects they will have on adjacent residential areas. It is possible to protect amenity while allowing development. Amenity should be consistent with other areas within Hamilton. 4.2.10b Future development should not be allowed to claim future reverse sensitivity against an existing residential area.	Retain 4.2.10 Protect, remedy or mitigate adverse effects on the amenity values of ...
Tainui Group Holdings Limited - 48.34	Oppose	It is wrong to expect existing properties to give up their lawful rights to amenity protection in favour of a future activity.	Amend as requested by Ruakura Residents.
Tainui Group Holdings Limited - 48.36	Oppose	Any increase in residential density will cause an increase in traffic on the only two existing exits available to the current area of Fairview Downs. Before allowing more intense residential development to the north of Fairview Downs a comprehensive traffic analysis must be done.	Request current sizes and activity statuses be retained until a comprehensive traffic analysis of the effects of development on roads both in and around Fairview Downs has been done.

The specific submission that my further submission relates to is:	Support or Oppose	My Ruakura Variation Further Submission is:	I seek the following decision from the local authority:
Tainui Group Holdings Limited - 48.49	Oppose	As an established residential area the Ryburn-Percival enclave should have the same levels of amenity and protection as the rest of the city.	Provide appropriate buffering and mitigation as is required to be consistent city wide.
Tainui Group Holdings Limited - 48.61	Oppose	Noise measurements at the boundary is consistent with elsewhere in the city. It also affords more protection to the receiving property than "notional boundary".	Retain "at the boundary"
Tainui Group Holdings Limited - 48.76	Oppose	It appears that currently only Map 39 contains Significant Trees (schedule 9D). These are within the Ruakura Knowledge Zone and are a major amenity factor for the area. These trees are also part of the larger historic site which is Ruakura and their historic value is reflected by their status as significant trees. We do not see why they might be inappropriate for the Knowledge Zone setting and require removal.	DO NOT remove any Significant Trees from within the Ruakura Structure Plan from Schedule 9D. We support the request that these trees and the areas they are situated in be considered as historic sites and included in Appendix 8, Schedule 8A: Built Heritage of the Hamilton City Council PDP as per the Heritage NZ and Kellaway, Beaumont & Adam submissions.
Property Council of New Zealand - 11	Oppose	The Board of Inquiry never considered this project and it's effects as a whole. An Inland Port and Logistics area where deemed Nationally Significant. The Variation provided no guarantee that Ruakura will progress past the establishment of a Freight Hub. No other type of development has ever been considered for the R1 area and there is no evidence that a difference development would not yeild a higher number of new jobs.	Amend the Variation to ensure the establishment of a Port.
Waikato Regional Council - 21	Oppose	The industrial area to the east of Fairview Downs was not part of the Board of Inquiry and has had no consideration given to amenity issues and potential effects to Fairview Downs. The Ruakura Structure Plan as a whole project has not had a complete and accurate Assessment of Environmental Effects done on it. As such we do not feel the Ruakura Variation gives effect to the Proposed Regional Policy Statement, Policy 6.1 Planned and co-ordinated subdivision, use and development b) recognises and addresses potential cumulative effects of subdivision, use and development; c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and d) has regard to the existing built environment.	We request a full and complete Assessment of Environmental Effects be done on the whole Ruakura Project including (but not limited to), air quality, hazardous substances and facilities risks, transport and traffic, amenity and noise increases.

<b>The specific submission that my further submission relates to is:</b>	<b>Support or Oppose</b>	<b>My Ruakura Variation Further Submission is:</b>	<b>I seek the following decision from the local authority:</b>
Ruakura Residents Group - 37	Support	Fairview Downs Residents and Owners Association supports the requests made by the Ruakura Residents.	Amend the Ruakura Variation as is required to protect the amenity and ability to develop within this area.
Kellaway, Laura; Beaumont, Louise; and Adam, John P - 49	Support	The Variation area forms a significant part of the historic Ruakura Site. The Ruakura Research Centre has already been identified as having historic value in the Waikato Heritage Study.	Request that a comprehensive Heritage Assessment of the entire Ruakura area be done and identified buildings, features and plantings be included within Schedules in Appendix 8 and Appendix 9D of the Proposed District Plan as is appropriate.
Future Proof Implementation Committee - 28	Oppose	Future Proof identified the R1 area as being suitable for "Employment" and originally allocated 130ha for Industrial development to 2061. The increase in industrial allocation within the R1 area to 405ha at the request of the Ruakura Structure Plan has never considered the effects to surrounding areas as a result of this increase. It also reduces the ability of other more suitable areas in the Waikato Region to develop future industrial activities in favour of Ruakura. There are many other activities such as office, retail, commercial, research and learning that also provide "Employment" that would be more appropriate adjacent to existing areas.	Fairview Downs Residents and Owners Association request a full and complete assessment of effects from the whole Ruakura Structure plan on surrounding existing areas of Hamilton.
Freight Logistics Action Group - 46	Oppose	The Variation provides no certainty that Ruakura will progress past the establishment of a Freight Hub with no guarantee that Customs and Quarantine facilities necessary to form a Port will eventuate. All consideration of this project was based on an Inland Port and comparisons to existing Ports and Inland Port facilities were done. There are currently three Freight Hubs in or near Hamilton and no consideration has been given to the viability of Ruakura if it is only a Freight Hub.	Amend the Variation to ensure that Ruakura will provide Customs and Quarantine facilities and establish a fully functioning Inland Port.